

**5010 53rd Avenue  
Bashaw, Alberta**

**MLS # A2273768**

**\$185,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	976 sq.ft.	<b>Age:</b>	1920 (106 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R.2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** Negotiable

WELCOME TO BASHAW! An adorable character home in one of the best spots in town, just a block from the school and one door off of Main. This lovely little home just got a massive facelift with all new windows, insulation and siding so efficiency is high and bills are low. New paint modernized the interior and the kitchen got new lighting to match. A bright living room with nice vistas of the neighbourhood and a bedroom for somebody who doesn't want to do any stairs. Main floor laundry at the back entrance, a four piece bathroom with walk-in shower and new vanity complete the ground level. Upstairs is another bedroom and a family room/flex space. Out back the yard has been newly fenced and a really cute covered patio was added to make the most of the outdoors no matter the weather. Bashaw is a tremendous small town that offers all the amenities, has a great health centre with a rotating cast of Doctors, and two great golf courses plus the mighty Buffalo Lake - largest Alberta Lake south of Edmonton. Camrose, Stettler, Lacombe, Ponoka & Wetaskiwin all roughly 30-45 minutes away but mostly just for a change of scenery because Bashaw has everything a person needs. A great home in a great town - this is Alberta, Amen!